LOT 24 & PT OF TRACT I
IN OR 2481/675
HICKORY RIDGE PBK 2234/596

JANICKE EUGENE M & MARY G REV TRUST/JANICKE EUGENE
1307 ISLAND RIDGE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1501-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

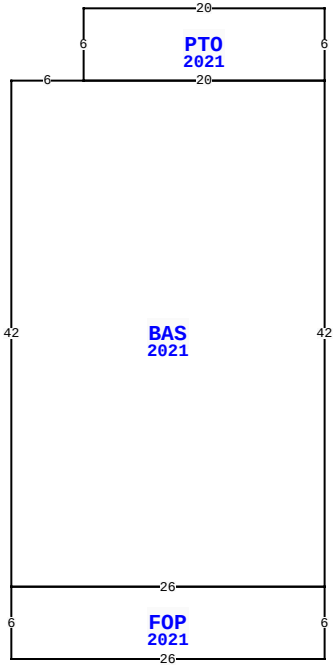
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	188,743
FOP	156	30	47	8,123
PTO	120	5	6	1,037
TOTALS	1,368		1,145	197,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,145	138.9660	173.71	198,898	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 1092 HX Base Yr 2022



1307 ISLAND RIDGE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,904
TOTAL MARKET OB/XF VALUE		3,326
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		351,230
SOH/AGL Deduction		97,858
ASSESSED VALUE		253,372
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,372
TOTAL JUST VALUE		351,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200236	NEW CONSTR	1,800	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0675	7/15/2021	QC	U	V	11	100
GRANTOR: JANICKE EUGENE M & MA						
GRANTEE: JANICKE EUGENE M &						
2428/0194	1/06/2021	WD	Q	I	02	270,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: JANICKE EUGENE M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W20 S6 BAS=[YR=2021] W6 S42 FOP=[YR=2021] S6 E26 N6 W26 $ E26 N42 W20 $ E20 N6 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	336.00	SF	10.00	10.00	100	2021	2021	3	99	3,326	

LAND DESCRIPTION

TOTAL OB/XF 3,326

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/29/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS